

043.A

0007

0034.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

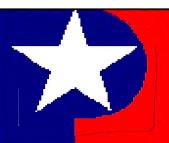
848,200 / 848,200

USE VALUE:

848,200 / 848,200

ASSESSED:

848,200 / 848,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WANG CHENCHEN	
Owner 2:	
Owner 3:	
Street 1: 34 PARK STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: CARNEY JOHN A -
Owner 2: -
Street 1: 98 RICHFIELD ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Vinyl Exterior and 1860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 3 Below Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7367

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	848,200			848,200		317351
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT								Parcel ID	043.A-0007-0034.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	848,200	0	.	.	848,200		Year end	12/23/2021
2021	102	FV	833,900	0	.	.	833,900		Year End Roll	12/10/2020
2020	102	FV	819,600	0	.	.	819,600	819,600	Year End Roll	12/18/2019
2019	102	FV	799,000	0	.	.	799,000	799,000	Year End Roll	1/3/2019
2018	102	FV	729,700	0	.	.	729,700	729,700	Year End Roll	12/20/2017
2017	102	FV	657,600	0	.	.	657,600	657,600	Year End Roll	1/3/2017

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	65633-159		6/29/2015		705,000	No	No		

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/31/2018										Measured	DGM	D Mann
2/22/2016										NEW CONDO	PC	PHIL C

Sign: _____	VERIFICATION OF VISIT NOT DATA	_____ / _____ / _____
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EXTERIOR INFORMATION

Type:	8 - Condo TnHs.	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	6 - Slab	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:	2	Rating: Very Good

COMMENTS

Master Deed 65332-491.

SKETCH

UnSketched SubAreas:
GLA: 1860,

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	2014
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	3 - Hardwood
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	VG - Very Good	1.5 %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.82258064
Const Adj.:	0.94990498
Adj \$ / SQ:	195.343
Other Features:	67951
Grade Factor:	1.21
NBHD Inf:	1.64999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	861070
Depreciation:	12916
Depreciated Total:	848154

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	390.00	
Special Features:	0	Val/Su Net:	456.02	
Final Total:	848200	Val/Su SzAd:	456.02	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

PARCEL ID

043.A-0007-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 2
	HB: 1		

REMODELING**RES BREAKDOWN**

Exterior:		No Unit	RMS	BRS	FL
Interior:		1	6	3	
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
Totals		1	6	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
GLA	Gross Liv Ar	1,860	195.340	363,339						
Size Ad	1860	Gross Area	1860	FinArea	1860					
Net Sketched Area:		1,860	Total:	363,339						

IMAGE

AssessPro Patriot Properties, Inc